



Beer Distributor with License

150 Saint Elmo St, Lansdale, PA 19446



Joseph Leone

Coldwell Banker

686 Dekalb Pike, Blue Bell, PA 19422

jfleone1@gmail.com

(610) 551-5830

License: AB066230



Beer Distributor with License

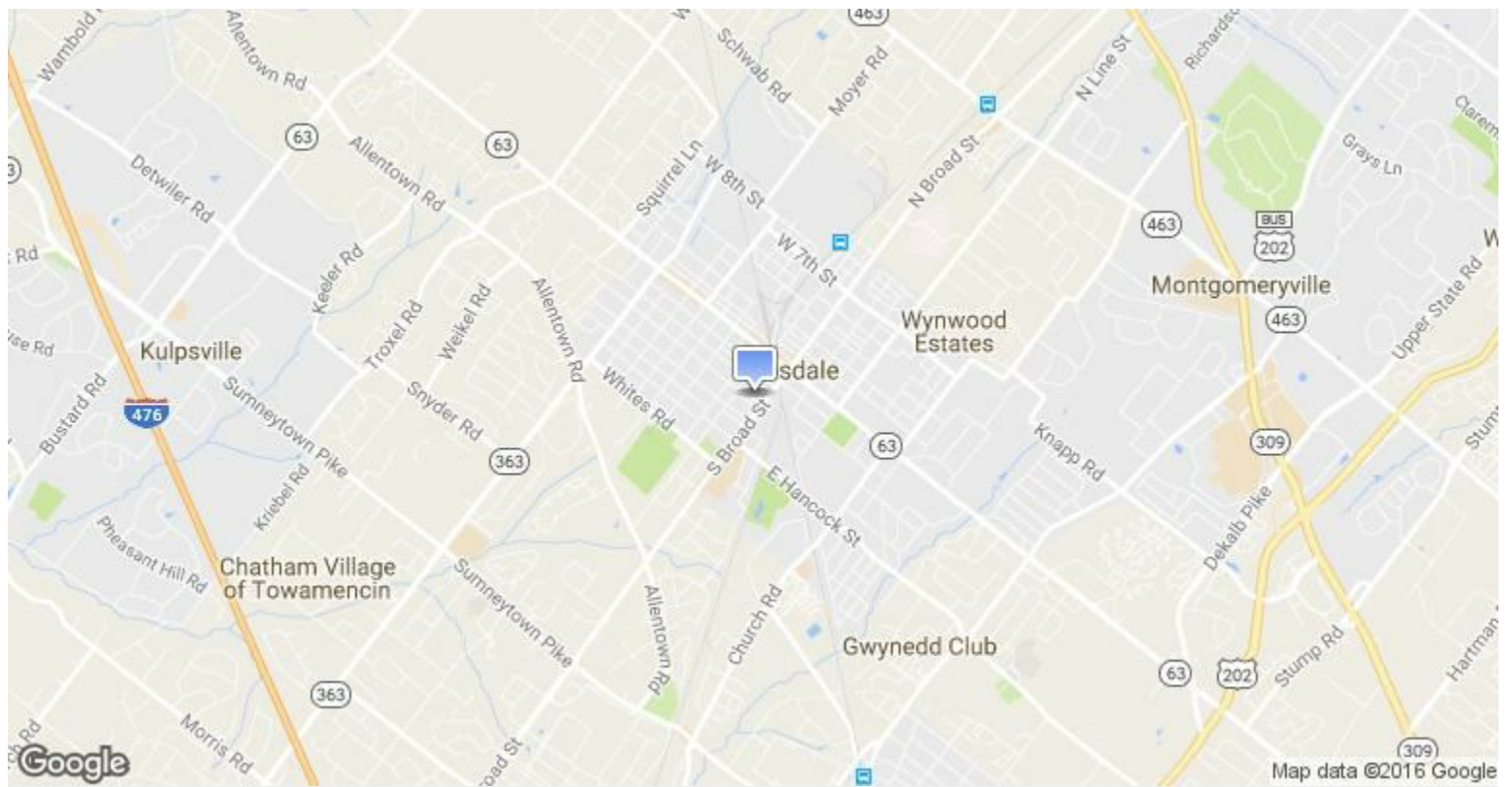
\$1,150,000

Beer Distributor For Sale. Sale consists of Real Estate, Furniture Fixtures, Equipment, Beer Distributor License, Business Name and Inventory. DBA Lansdale Beverage provides drive thru service for Beer along with sale of cigarettes, soda, snacks & ice. Building features 4 roll up doors and 1 loading dock. Located one block from S Broad Street and Lincoln Ave. Centrally located near Routes 63,463,309,363 and I-476. Taxes and assessment reflect both parcels 11-00-13836-004 & 11-00-09036-007.

For more information visit:

<http://www.crelisting.net/ZfQ5tum0w/?StepID=107>

Price:	\$1,150,000
Building Size:	4,562 SF
Price/SF:	\$252.08
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Additional Sub-types:	Warehouse, Retail (Other)
Property Use Type:	Vacant/Owner-User
Commission Split:	2.5%
Occupancy:	0%
Lot Size:	0.17 AC



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Centrally located near Routes 63,463,309,363 and I-476.

Property Photos



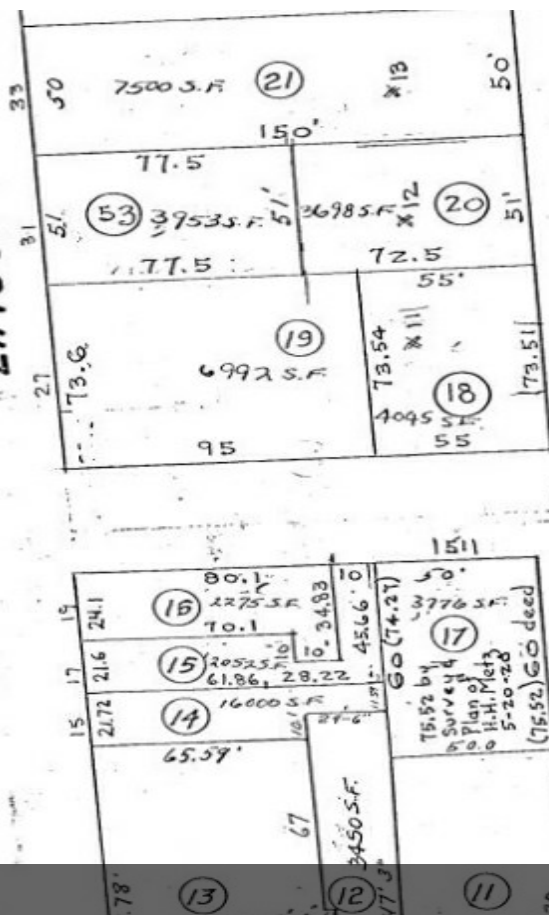
Property Photos



Property Photos

Block 38

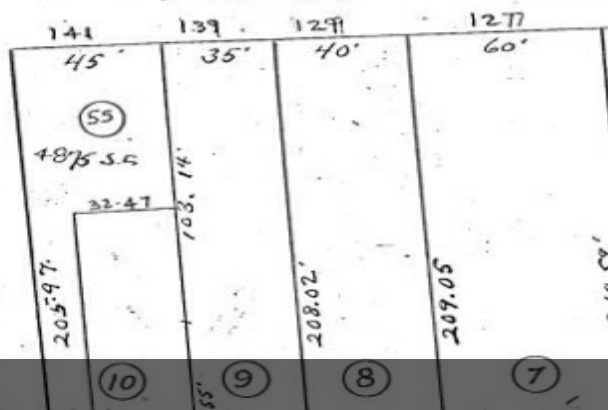
LINCOLN



PELLETTE S

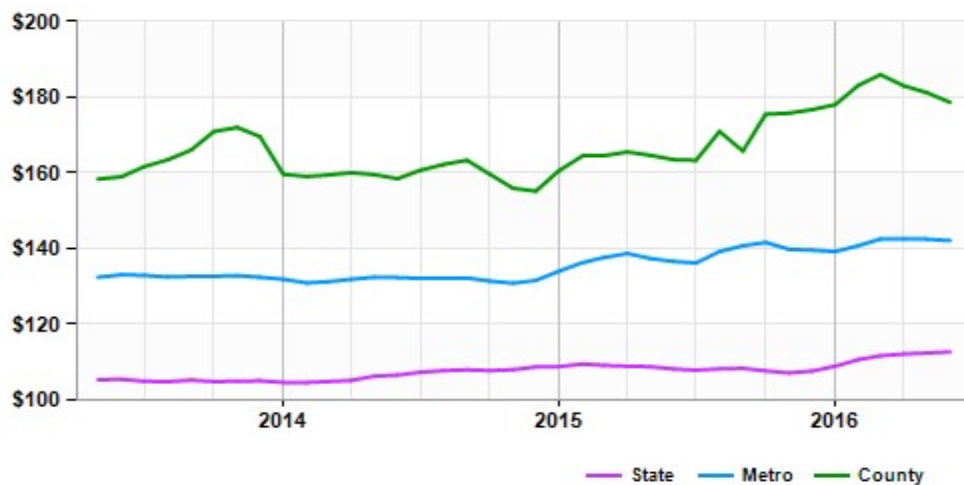


ST. ELMO



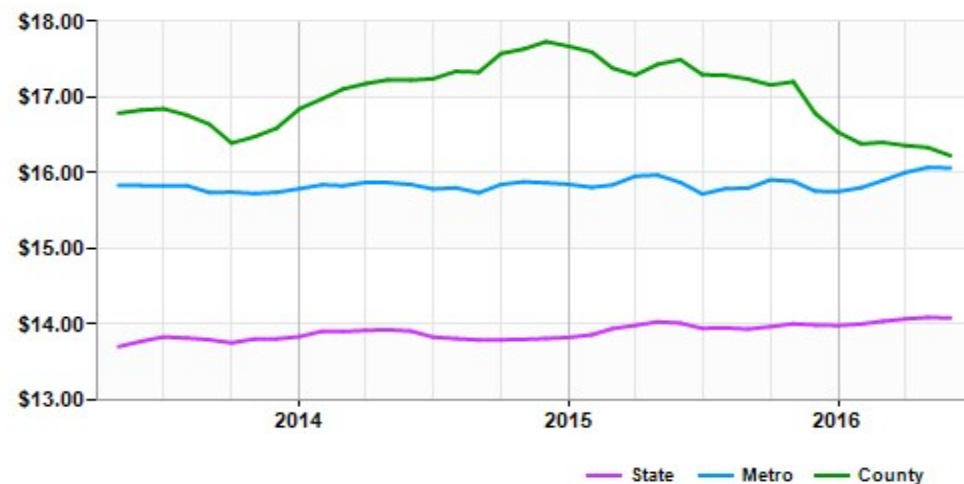
Market Trends

Asking Prices Retail for Sale Lansdale, PA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$113	+0.9%	+4.2%
Metro	\$142	-0.3%	+4.0%
County	\$179	-3.9%	+9.3%

Asking Rent Retail for Lease Lansdale, PA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$14.08	+0.3%	+0.5%
Metro	\$16.06	+1.1%	+1.2%
County	\$16.23	-1.1%	-7.2%

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	8,150	37,992	68,624
2015 Female Population	8,663	40,350	73,469
% 2015 Male Population	48.47%	48.50%	48.30%
% 2015 Female Population	51.53%	51.50%	51.70%
2015 Total Population: Adult	13,388	62,286	110,987
2015 Total Daytime Population	16,381	84,690	150,733
2015 Total Employees	7,808	45,405	78,938
2015 Total Population: Median Age	39	42	43
2015 Total Population: Adult Median Age	48	50	51
2015 Total population: Under 5 years	1,013	4,371	7,632
2015 Total population: 5 to 9 years	925	4,438	8,686
2015 Total population: 10 to 14 years	921	4,480	9,183
2015 Total population: 15 to 19 years	943	4,391	8,593
2015 Total population: 20 to 24 years	1,080	4,193	6,988
2015 Total population: 25 to 29 years	1,283	5,034	7,901
2015 Total population: 30 to 34 years	1,358	5,448	8,606
2015 Total population: 35 to 39 years	1,033	4,846	8,403
2015 Total population: 40 to 44 years	1,123	5,101	9,602
2015 Total population: 45 to 49 years	1,089	5,406	10,599
2015 Total population: 50 to 54 years	1,234	5,973	11,611
2015 Total population: 55 to 59 years	1,190	6,078	11,046
2015 Total population: 60 to 64 years	893	5,358	9,248
2015 Total population: 65 to 69 years	676	4,158	7,320
2015 Total population: 70 to 74 years	478	2,873	5,262
2015 Total population: 75 to 79 years	435	2,068	3,831
2015 Total population: 80 to 84 years	434	1,778	3,291
2015 Total population: 85 years and over	705	2,348	4,291
% 2015 Total population: Under 5 years	6.03%	5.58%	5.37%
% 2015 Total population: 5 to 9 years	5.50%	5.66%	6.11%
% 2015 Total population: 10 to 14 years	5.48%	5.72%	6.46%
% 2015 Total population: 15 to 19 years	5.61%	5.60%	6.05%
% 2015 Total population: 20 to 24 years	6.42%	5.35%	4.92%
% 2015 Total population: 25 to 29 years	7.63%	6.43%	5.56%
% 2015 Total population: 30 to 34 years	8.08%	6.95%	6.06%
% 2015 Total population: 35 to 39 years	6.14%	6.19%	5.91%
% 2015 Total population: 40 to 44 years	6.68%	6.51%	6.76%
% 2015 Total population: 45 to 49 years	6.48%	6.90%	7.46%
% 2015 Total population: 50 to 54 years	7.34%	7.62%	8.17%
% 2015 Total population: 55 to 59 years	7.08%	7.76%	7.77%
% 2015 Total population: 60 to 64 years	5.31%	6.84%	6.51%
% 2015 Total population: 65 to 69 years	4.02%	5.31%	5.15%
% 2015 Total population: 70 to 74 years	2.84%	3.67%	3.70%
% 2015 Total population: 75 to 79 years	2.59%	2.64%	2.70%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	2.58%	2.27%	2.32%
% 2015 Total population: 85 years and over	4.19%	3.00%	3.02%
2015 White alone	12,497	59,981	112,122
2015 Black or African American alone	1,049	4,143	6,480
2015 American Indian and Alaska Native alone	41	114	166
2015 Asian alone	2,348	11,292	19,131
2015 Native Hawaiian and OPI alone	26	52	66
2015 Some Other Race alone	363	962	1,279
2015 Two or More Races alone	489	1,798	2,849
2015 Hispanic	903	3,009	4,672
2015 Not Hispanic	15,910	75,333	137,421
% 2015 White alone	74.33%	76.56%	78.91%
% 2015 Black or African American alone	6.24%	5.29%	4.56%
% 2015 American Indian and Alaska Native alone	0.24%	0.15%	0.12%
% 2015 Asian alone	13.97%	14.41%	13.46%
% 2015 Native Hawaiian and OPI alone	0.15%	0.07%	0.05%
% 2015 Some Other Race alone	2.16%	1.23%	0.90%
% 2015 Two or More Races alone	2.91%	2.30%	2.01%
% 2015 Hispanic	5.37%	3.84%	3.29%
% 2015 Not Hispanic	94.63%	96.16%	96.71%
2015 Not Hispanic: White alone	13,659	61,755	109,327
2015 Not Hispanic: Black or African American alone	593	2,743	4,363
2015 Not Hispanic: American Indian and Alaska Native alone	10	60	97
2015 Not Hispanic: Asian alone	1,113	5,531	9,209
2015 Not Hispanic: Native Hawaiian and OPI alone	25	44	47
2015 Not Hispanic: Some Other Race alone	19	74	121
2015 Not Hispanic: Two or More Races	211	883	1,377
% 2015 Not Hispanic: White alone	85.01%	85.05%	86.25%
% 2015 Not Hispanic: Black or African American alone	3.69%	3.78%	3.44%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.06%	0.08%	0.08%
% 2015 Not Hispanic: Asian alone	6.93%	7.62%	7.27%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.16%	0.06%	0.04%
% 2015 Not Hispanic: Some Other Race alone	0.12%	0.10%	0.10%
% 2015 Not Hispanic: Two or More Races	1.31%	1.22%	1.09%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	16,813	78,342	142,093
2015 Households	6,944	31,230	55,206

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	197	1,132	4,240
Household Change 2010-2015	60	431	1,435
% Population Change 2010-2015	1.19%	1.47%	3.08%
% Household Change 2010-2015	0.87%	1.40%	2.67%
Population Change 2000-2015	746	5,735	15,340
Household Change 2000-2015	225	2,914	6,779
% Population Change 2000 to 2015	4.64%	7.90%	12.10%
% Household Change 2000 to 2015	3.35%	10.29%	14.00%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	6,979	29,265	49,919
2015 Occupied Housing Units	6,720	28,316	48,428
2015 Owner Occupied Housing Units	4,058	19,791	36,162
2015 Renter Occupied Housing Units	2,662	8,525	12,266
2015 Vacant Housings Units	259	949	1,491
% 2015 Occupied Housing Units	96.29%	96.76%	97.01%
% 2015 Owner occupied housing units	60.39%	69.89%	74.67%
% 2015 Renter occupied housing units	39.61%	30.11%	25.33%
% 2000 Vacant housing units	3.71%	3.24%	2.99%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$62,436	\$76,349	\$84,041
2015 Household Income: Average	\$75,931	\$99,268	\$111,060
2015 Per Capita Income	\$31,985	\$40,073	\$43,620
2015 Household income: Less than \$10,000	290	1,109	1,703
2015 Household income: \$10,000 to \$14,999	293	894	1,575
2015 Household income: \$15,000 to \$19,999	408	1,165	1,920
2015 Household income: \$20,000 to \$24,999	404	1,240	1,873
2015 Household income: \$25,000 to \$29,999	285	985	1,718
2015 Household income: \$30,000 to \$34,999	263	1,113	1,899
2015 Household income: \$35,000 to \$39,999	256	1,071	1,747
2015 Household income: \$40,000 to \$44,999	295	1,154	1,841
2015 Household income: \$45,000 to \$49,999	271	1,179	1,817
2015 Household income: \$50,000 to \$59,999	552	2,262	3,722
2015 Household income: \$60,000 to \$74,999	954	3,177	4,863
2015 Household income: \$75,000 to \$99,999	1,062	4,926	8,087
2015 Household income: \$100,000 to \$124,999	689	3,583	6,442
2015 Household income: \$125,000 to \$149,999	313	2,008	3,949
2015 Household income: \$150,000 to \$199,999	382	2,856	5,929
2015 Household income: \$200,000 or more	227	2,508	6,121
% 2015 Household income: Less than \$10,000	4.18%	3.55%	3.08%
% 2015 Household income: \$10,000 to \$14,999	4.22%	2.86%	2.85%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	5.88%	3.73%	3.48%
% 2015 Household income: \$20,000 to \$24,999	5.82%	3.97%	3.39%
% 2015 Household income: \$25,000 to \$29,999	4.10%	3.15%	3.11%
% 2015 Household income: \$30,000 to \$34,999	3.79%	3.56%	3.44%
% 2015 Household income: \$35,000 to \$39,999	3.69%	3.43%	3.16%
% 2015 Household income: \$40,000 to \$44,999	4.25%	3.70%	3.33%
% 2015 Household income: \$45,000 to \$49,999	3.90%	3.78%	3.29%
% 2015 Household income: \$50,000 to \$59,999	7.95%	7.24%	6.74%
% 2015 Household income: \$60,000 to \$74,999	13.74%	10.17%	8.81%
% 2015 Household income: \$75,000 to \$99,999	15.29%	15.77%	14.65%
% 2015 Household income: \$100,000 to \$124,999	9.92%	11.47%	11.67%
% 2015 Household income: \$125,000 to \$149,999	4.51%	6.43%	7.15%
% 2015 Household income: \$150,000 to \$199,999	5.50%	9.15%	10.74%
% 2015 Household income: \$200,000 or more	3.27%	8.03%	11.09%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$1,865,778	\$8,711,724	\$15,633,621
2015 Jewelry stores	\$697,744	\$3,459,244	\$6,398,309
2015 Mens clothing stores	\$2,241,222	\$10,717,141	\$19,454,129
2015 Shoe stores	\$2,257,433	\$10,774,956	\$19,545,254
2015 Womens clothing stores	\$3,865,475	\$18,640,424	\$33,966,076
2015 Automobile dealers	\$30,473,354	\$148,555,082	\$272,242,167
2015 Automotive parts and accessories stores	\$5,936,922	\$28,494,165	\$51,810,789
2015 Other motor vehicle dealers	\$833,766	\$3,923,372	\$7,079,312
2015 Tire dealers	\$2,647,672	\$12,696,386	\$23,070,883
2015 Hardware stores	\$124,297	\$626,418	\$1,166,215
2015 Home centers	\$1,252,259	\$6,338,741	\$11,789,341
2015 Nursery and garden centers	\$1,526,365	\$7,839,286	\$14,749,826
2015 Outdoor power equipment stores	\$682,201	\$3,350,518	\$6,132,249
2015 Paint andwallpaper stores	\$143,488	\$701,030	\$1,281,121
2015 Appliance, television, and other electronics stores	\$4,089,230	\$20,021,845	\$36,755,189
2015 Camera andphotographic supplies stores	\$318,219	\$1,593,304	\$2,956,895
2015 Computer andsoftware stores	\$11,060,485	\$52,079,724	\$93,890,576
2015 Beer, wine, and liquor stores	\$1,919,077	\$9,283,438	\$16,990,256
2015 Convenience stores	\$8,449,113	\$39,744,785	\$71,681,223
2015 Restaurant Expenditures	\$7,972,172	\$38,822,318	\$71,116,044
2015 Supermarkets and other grocery (except convenience) stores	\$31,065,183	\$146,034,503	\$263,212,646
2015 Furniture stores	\$2,847,610	\$14,032,162	\$25,845,858
2015 Home furnishings stores	\$10,047,764	\$48,713,291	\$89,056,882
2015 General merchandise stores	\$52,419,100	\$256,595,476	\$471,690,937
2015 Gasoline stations with convenience stores	\$26,658,875	\$125,610,589	\$226,276,830
2015 Other gasoline stations	\$19,196,425	\$90,425,016	\$162,749,210
2015 Department stores (excl leased depts)	\$51,721,356	\$253,136,232	\$465,292,628
2015 General merchandise stores	\$52,419,100	\$256,595,476	\$471,690,937
2015 Other health and personal care stores	\$2,066,766	\$10,077,873	\$18,502,497

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$8,221,574	\$39,379,934	\$71,682,609
2015 Pet and pet supplies stores	\$2,226,988	\$10,602,106	\$19,178,138
2015 Book, periodical, and music stores	\$346,736	\$1,723,202	\$3,191,463
2015 Hobby, toy, and game stores	\$949,876	\$4,532,267	\$8,191,847
2015 Musical instrument and supplies stores	\$98,392	\$497,866	\$930,419
2015 Sewing, needlework, and piece goods stores	\$184,172	\$883,297	\$1,600,937
2015 Sporting goods stores	\$950,044	\$4,685,979	\$8,639,222